

Fill in this information to identify the case:

Debtor 1 Leonard Bobcomb

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Middle District of Pennsylvania

Case number 5:22-bk-00808-MJC

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Rushmore Loan ManagementName of creditor: Services, LLCCourt claim no. (if known): 11Last 4 digits of any number you use to
identify the debtor's account:8 6 1 9**Date of payment change:**Must be at least 21 days after date
of this notice 02/01/2023**New total payment:**Principal, interest, and escrow, if any \$ 1,536.66**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____Current escrow payment: \$ 599.27New escrow payment: \$ 596.26**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Leonard Bobcomb

First Name Middle Name Last Name

Case number (if known) 5:22-bk-00808-MJC

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ Sarah K. McCaffery, Esquire

Signature

Date 12/06/2022

Print:

Sarah K. McCaffery, Esquire

First Name Middle Name Last Name

Title Attorney

Company

Hladik, Onorato & Federman, LLP

Address

298 Wissahickon Avenue

Number Street

North Wales

City

PA

State

19454

ZIP Code

Contact phone

215-855-9521

Email

smccaffery@hoflawgroup.com



Rushmore Loan Management Services
PO Box 514707
Los Angeles, CA 90051
www.rushmorelm.com
(888) 504-6700

Escrow Analysis Statement

Statement Date:
Loan Number:

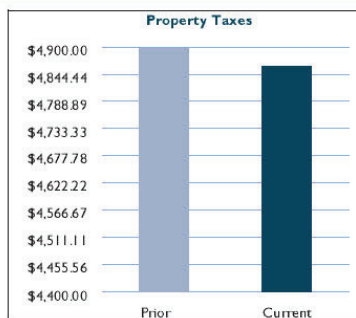
November 17, 2022

LEONARD BOBCOMB
THERESA BOBCOMB
2474 LONG POND RD
LONG POND PA 18334-0000

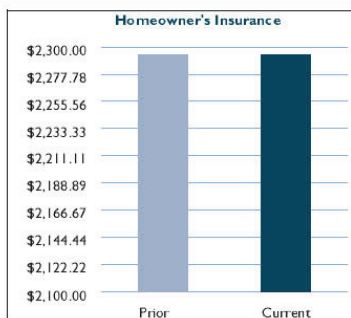
Need help understanding your mortgage escrow statement?
Scan here or visit rushmorelm.com

We review your escrow account annually to ensure that you have adequate funds to cover your tax and insurance items for the next 12 months. The amounts billed for certain escrow items changed. This statement describes the changes, possible changes to your monthly payments, and your options.

What changed?



Taxes decreased by \$36.05 per year.



Insurance had no change.

Changes in the above items mean that the amount needed in your escrow account decreased by \$36.05 per year.

How do these changes affect me?

Based upon the anticipated escrow disbursements and monthly payments, we have determined that there is an overage in your escrow account. As a result, we have attached a check for \$48.12.

	Current Payment	Escrow Change	New Monthly Payment Effective 02/2023
Due Date	11/2022		02/2023
Principal and Interest	\$940.40		\$940.40
Escrow Payment	\$599.27	-\$3.01	\$596.26
Escrow Overage			\$0.00
TOTAL	\$1,539.67		\$1,536.66

A detailed explanation of the calculations for your escrow account is located on page 2.

Note: **Online bill payment users:** Your payment is changing effective 02/01/2023 so **action is required**. Please log into your bank's online account and update your payment amount. Thank you!

SECURITY NOTE: The face of this check is printed on a blue background. See reverse for additional security features.

Rushmore Loan Management Services LLC

WELLS FARGO
DISBURSEMENT CLEARING

11/18/22

11-24
1210

FORTY EIGHT AND 12/100 DOLLARS

Pay to the
Order of

LEONARD BOBCOMB
THERESA BOBCOMB
2474 LONG POND RD
LONG POND PA 18334

VOID

\$*****48.12

VOID IF NOT CASHED WITHIN 90 DAYS

Anthony Thomas Brown

Quinn [Signature]

AUTHORIZED SIGNATURE

Memo: FOR PAYMENT OF ESCROW TO MORTGAGOR

Security Features Included ID Details on back

How did Rushmore make the escrow calculations?

Step 1: Rushmore analyzes all items paid by the escrow account, we then calculate the amount that you'll likely need to pay these bills.

Step 2: We take your anticipated taxes and/or insurance premiums to determine the total outgoing payments. We then divide the total outgoing payments by 12 to determine your monthly escrow amount.

Your total anticipated tax and/or insurance premium(s) are as follows:

Annual Property Taxes	\$4,861.09
Annual Property Insurance	\$2,294.00
Total	\$7,155.09 divided by 12 months = \$596.26

Step 3: We calculate the minimum required escrow balance. Your escrow account must have a minimum balance of \$0.00 for the next year.

Step 4: We calculate your annual escrow account projection for the coming year. If your monthly escrow balance falls below the minimum balance of \$0.00, your escrow account experiences a shortage. If our calculation determines that your monthly escrow balance will not reach the minimum balance, your escrow account will have an overage.

The table below demonstrates the estimated activity in your escrow account for the coming year.

What escrow activity is expected in the coming year?

The highlighted row indicates the lowest estimated escrow balance for the year of \$48.12. The difference between the lowest projected balance of \$48.12 and the minimum required escrow balance of \$0.00 is \$48.12.

\$48.12 is your escrow overage.

	PAYMENTS TO ESCROW ACCOUNT	ESTIMATED PAYMENTS FROM ESCROW ACCOUNT				ESCROW ACCOUNT BALANCE	
		MIP/PMI	Taxes	Flood Insurance	Homeowner's Insurance	Estimated	Required
<u>Anticipated Date of Activity</u>					Starting Balance	\$2,433.13	\$2,385.01
Feb 23	\$596.26					\$3,029.39	\$2,981.27
Mar 23	\$596.26				\$2,294.00	\$1,331.65	\$1,283.53
Apr 23	\$596.26		\$1,100.85			\$827.06	\$778.94
May 23	\$596.26					\$1,423.32	\$1,375.20
Jun 23	\$596.26					\$2,019.58	\$1,971.46
Jul 23	\$596.26					\$2,615.84	\$2,567.72
Aug 23	\$596.26					\$3,212.10	\$3,163.98
Sep 23	\$596.26		\$3,760.24			\$48.12	\$0.00
Oct 23	\$596.26					\$644.38	\$596.26
Nov 23	\$596.26					\$1,240.64	\$1,192.52
Dec 23	\$596.26					\$1,836.90	\$1,788.78
Jan 24	\$596.26					\$2,433.16	\$2,385.04

NOTE: If this escrow analysis indicates that there is a surplus, it may not mean that you are entitled to receive a return of that surplus. This analysis was calculated based on an assumption that the account is current according to the terms of the note and Mortgage/Deed of Trust. If the account is behind, in default, or in bankruptcy, this analysis may not reflect the current state of the account or the terms of a bankruptcy plan. If there are enough funds in the escrow account the surplus will be mailed to you within 30 days, provided the account is current under the terms of the note and Mortgage/Deed of Trust.

Security Features:

- Digital Security Penograph
- Digital Verification Grid
- Anti-Copy Technology
- Digital Inkjet Dye-based and/or Payment-based Inks
- Original Back Pattern

® Padlock design is a certificationmark of Check Payment Systems Association.

*FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

The security features listed below, as well as those not listed, exceed industry guidelines.

The words VOID will appear in the check background when photocopied.

A lightly screened pattern area on front of check will not be present on photocopies creating a usable document.

Dye-based ink printed areas will wash away - Payment-based ink printed areas will NOT wash away when chemical alteration attempts are made.

Discourages cut & paste alterations.

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

Reserved for financial institution use

Endorse Here

What escrow activity occurred since your last analysis?

The chart below reflects what actually happened in your escrow account since your last analysis.

Between 05/2022 and 11/2022 a total of \$4,194.89 was deposited to your escrow account and a total of \$4,958.76 was disbursed from your escrow account as follows. Totals for each disbursements are noted below.

SCHOOL TAX: \$3,760.24

ESC REFUND: \$1,198.52

Month of Activity	PAYMENTS TO ESCROW ACCOUNT		PAYMENTS FROM ESCROW ACCOUNT			ESCROW BALANCE COMPARISON	
	Estimated	Actual	Estimated	Actual	Description	Estimated	Actual
					Starting Balance	\$799.94	\$1,998.46
May 22	\$599.27	\$599.27		\$1,198.52	ESC REFUND	\$1,399.21	\$1,399.21
Jun 22	\$599.27	\$599.27				\$1,998.48	\$1,998.48
Jul 22	\$599.27	\$599.27				\$2,597.75	\$2,597.75
Aug 22	\$599.27	\$599.27				\$3,197.02	\$3,197.02
Sep 22	\$599.27	\$599.27	\$3,796.29	\$3,760.24	SCHOOL TAX	\$0.00	\$36.05
Oct 22	\$599.27	\$599.27				\$599.27	\$635.32
Nov 22	\$599.27	\$599.27			E	\$1,198.54	\$1,234.59

E—Indicates the activity has not yet occurred but is estimated to occur as shown.

**If there is an amount listed in the "Actual" column under Payments To Escrow Account on Page 2 above, then this is the assumption that was made and indicates the amount that would have been paid into escrow for a contractually current loan. This number does not represent payments that were actually made by you. As discussed above, these escrow calculations are calculated based on an assumption that the account would be current according to the terms of the note and mortgage/deed of trust.*

Rushmore Loan Management Services LLC is a Debt Collector, who is attempting to collect a debt. Any information obtained will be used for that purpose. However, if you are in Bankruptcy or received a Bankruptcy Discharge of this debt, this letter is being sent for informational purposes only, is not an attempt to collect a debt and does not constitute a notice of personal liability with respect to the debt.

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

In Re:	: Bankruptcy No. 5:22-bk-00808-MJC
Leonard Bobcomb	: Chapter 13
Debtor	:
	:
	:
Rushmore Loan Management Services LLC	:
	:
	:
Movant	:
	:
vs.	:
	:
Leonard Bobcomb	:
	:
Debtor/Respondent	:
	:
and	:
	:
Jack N. Zaharopoulos, Esquire	:
Trustee/Respondent	:

CERTIFICATE OF SERVICE

I, Sarah K. McCaffery, Esquire, hereby certify that on 12/06/2022, I have served a copy of this Notice and all attachments to the following by U.S. Mail, postage pre paid and/or via filing with the US Bankruptcy Court's CM ECF system.

Timothy B. Fisher, II, Esquire
Via Electronic Filing
Attorney for Debtor

Jack N. Zaharopoulos, Esquire
Via Electronic Filing
Trustee

Leonard Bobcomb
2474 Long Pond Road
Long Pond, PA 18334
Via First Class Mail
Debtor

//s /Sarah K. McCaffery, Esquire
Sarah K. McCaffery, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454
Phone 215-855-9521
Email: smccaffery@hoflawgroup.com